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Mulbury House, Bannister Green, Felsted

£475,000 Sold

A deceptively spacious 4 bedroom detached family house in Bannister Green with garden and off road parking situated within easy walking distance of Felsted Primary. EPC E

Quality from home to home

andersonsproperty.com



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Overview Summary

A deceptively spacious 4 bedroom detached family house in Bannister Green with garden and off road parking situated within easy walking distance of Felsted Primary. EPC E

Key features

- Detached Family House
- 3 Reception Rooms
- Kitchen/Breakfast room
- Conservatory
- 4 Bedrooms

- Walk to Primary School
- Off Road Parking for several cars
- Enclosed Rear Garden
- Summerhouse
- Excellent commuter links

Local area

Bannister Green lies on the northern fringe of Felsted where local amenities cater for all your daily needs to include a village shop with Post Office, various smaller independent shops, coffee shop, restaurants and pubs, British Legion hall, Doctors' Surgery and Parish Church, Local schools include the Felsted Public and Prep schools and a good County Primary. Excellent commuter links to A120 and A12 and Stansted airport is approximately 8 miles to the west. A local bus run regularly to Dunmow, Braintree and Chelmsford where a wider selection of shopping and leisure facilities can be found and main line rail link to London Liverpool Street is from the latter two towns.

Schools & Transport

- The Flitch Green Academy, 1.88 Miles
- Felsted Preparatory School, 1.04 Miles
- Chelmsford County High Schools, 8.09 Miles
- Felsted School, 0.88 Miles
- Stansted Airport, 8.64 Miles

- Felsted Primary School, 0.39 Miles
- Chelmer Valley High School, 6.13 Miles
- King Edward VI Grammar School, 8.33 Miles
- Chelmsford Railway Station, 8.52 Miles
- Helena Romanes, 4.71 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. 01799 510510

Total Sq Ft: 1,475 (137 Sq M) approx

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photographys. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.





Mulbury house is a good size family house where the vendor has extended into the integral double garage to create a fabulously large second reception room thereby making the ground floor accommodation very versatile and with approximate room sizes, briefly comprises UPVC double glazed entrance door accessing a bright front lobby area having large UPVC double glazed window to the front elevation, power and light and door to the entrance hall.

ENTRANCE HALL

A spacious L-shaped hall having a turning staircase rising to the first floor, power and lighting and doors to two reception rooms, the kitchen/breakfast room and cloakroom.

CLOAKROOM

Comprising a low level WC, obscure double glazed UPVC window to the side elevation, ceiling light fitting.

LOUNGE/PLAYROOM 16'4>8'5 x 17'7>9'9 (4.98m>2.56m x 5.36m>2.97m)

Formerly the double garage the vendor has made this into a marvelous L-shaped reception room, lovely and bright with a large UPVC double glazed triple casement window to the front elevation, radiators, ample power points and light fittings.

LOUNGE 16'5 x 12'9 (5.00m x 3.89m)

The main living area is bright and spacious with a feature fireplace with gas fire, attractive UPVC double glazed bay window to the rear elevation and double glazed UPVC door giving access to the rear garden, radiators, wall and ceiling light fittings, TV point and ample power points, archway through to the dining room.

DINING ROOM 10'0 x 8'9 (3.10m x 2.77m)

A very useful, good size room for more formal dining; accessed from the main lounge the room has ample power points and light fittings, radiator and glazed French doors opening into the conservatory.

CONSERVATORY

The conservatory is a lovely addition to the house affording a fourth reception room, its construction is part brick and part UPVC double glazed windows to three sides with UPVC roof, wood laminate flooring, radiator, power and lighting and further door accessing the rear garden.

KITCHEN/BREAKFAST ROOM 14'3 x 8'8 (4.34m x 2.64m)

A nice size kitchen, fully fitted comprising roll edge working surfaces with inset stainless steel one and a half bowl, with mixer tap over and single drainer, inset 4-ring halogen hob with stainless steel extractor hood over, range of drawers and cupboards under with space for dishwasher, built in wall mounted oven and grill, complement of wall mounted cupboards to include shelved display cabinets, large UPVC picture window to the front elevation overlooking the drive, ample power points and light fittings, radiator, door to a very useful utility/storage area where there are further doors to the front and rear elevations.

UTILITY ROOM 7'5 x 5'5 (2.26m x 1.65m)

Situated at the rear of the lounge/playroom and accessed from the rear garden, this useful room has space and plumbing for washing machine and tumble dryer under working surfaces with stainless steel sink unit, radiator, power and lighting.





FIRST FLOOR LANDING

A spacious landing area having doors to all bedrooms, family bathroom and airing cupboard, ample power points and ceiling light fitting.

BEDROOM (1) 13'9 x 10'6 into wardrobes (4.19m x 3.20m)

A lovely master bedroom having a bank of built in wardrobes to one wall, large UPVC double glazed picture window to the rear elevation, overlooking the rear garden, radiator, power points and ceiling light fitting.

BEDROOM (2) 12'9 x 10'9 (3.89m x 3.21m)

A second double bedroom overlooking the front elevation, having a large UPVC double glazed picture window, radiator, power points, ceiling light fitting.

BEDROOM (3) 11'6 x 6'6 extending to 10'6 into door recess (3.5m x 1.98m extending to 3.20m)

At the rear of the property overlooking the garden having UPVC double glazed window, ample power points, radiator and ceiling light fitting.

BEDROOM (4) 9'7 x 8'7 (2.92m x 2.61m)

Bedroom 4 overlooks the driveway at the front with UPVC double glazed window, ample power points, radiator, ceiling light fitting.

FAMILY BATHROOM 7'7 x 5'4 (2.31m x 1.63m)

White suite comprising low level WC, panel enclosed bath with mixer tap over, pedestal wash hand basin, extractor fan, ceiling light fitting, radiator.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking for several cars, high mature hedge boundaries to either side with attractive shrub border and ornamental outside lighting.

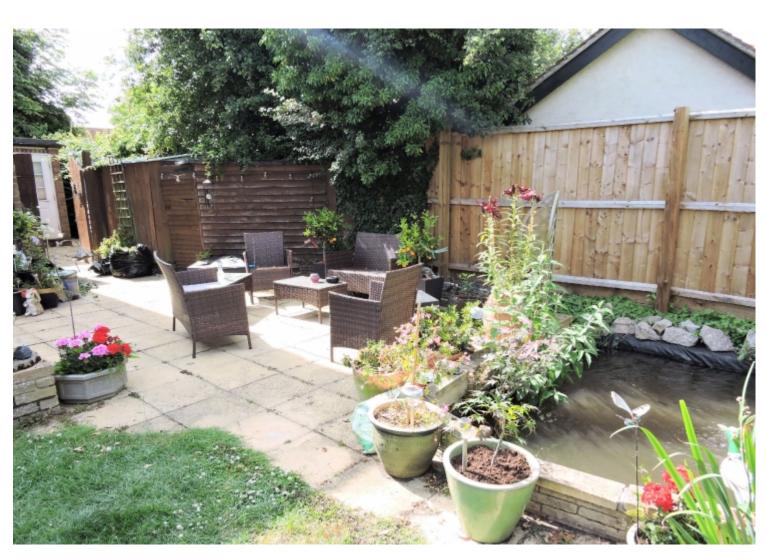
The rear garden is attractively designed with large patio seating area, feature low brick wall and attractive arbor with clematis flowering growing over it. The remainder of the garden is mainly laid to lawn with specimen trees and flower and shrub borders.

An attractive Summer House sits at the rear of the garden and has power connected. The garden is enclosed and measures approximately 50'.











Energy Performance Certificate



Mulbury House, Bannister Green, Felsted, DUNMOW, CM6 3NG

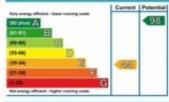
Dwelling type: Detached house
Date of assessment: 02 February 2016
Date of certificate: 02 February 2016 Reference number: 0926-1004-7232-4626-2910 Type of assessment: RSSAP, existing deelling Total floor area: 137 m² Use this document to:

compare committee	effo es brobarras re san sure	se backennes ere mere enerRi emisen
Find out how you can	save energy and money by	installing improvement measures

Estimated energy costs	€ 6,144						
Over 3 years you could	€ 3,570						
Estimated energy costs of this home							
	Current costs	Potential costs	Potential future savings				
Lighting	£ 316 over 3 years	£ 225 over 3 years					
Heating	£ 4,668 over 3 years	£ 2,106 over 3 years	You could				
Hot Water	£ 1,158 over 3 years	£ 243 over 3 years	save £ 3,570				
Totals	£ 6,144	€ 2.574	over 3 years				

notate | 1.44 | 2.574 | Over 3 years
These figures show how much the average household would spend in this property for heating, lighting and hot water. This escludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
Increase loft insulation to 270 mm	£100 - £350	€ 645	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 384	0
3 Increase hot water cylinder insulation	£15 - £30	£ 141	0

See page 3 for a full list of recommendations for this property.

d out more about the recommended measures and other actions you could take today to save money, veil, divertigons also according to call \$200 122 123 to 124 feet also raises. The Green Deal may allow you to your forme warmer and chapter to run at no perfect cost.

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